A DELIGHTFUL COTTAGE STYLE TOWNHOUSE OF GOOD PROPORTIONS IN THIS POPULAR RESIDENTIAL ROAD
18 LINDEN ROAD, GLOUCESTER, GL1 5HD
Linden Road is a very popular residential road situated just off the Bristol Road within walking distance of the exciting Quays and Docklands development. Excellent local shopping and transport facilities are close by and the city centre is within easy reach.

Number 18 has been beautifully looked after and improved over the years in the current ownership and offers good-sized light accommodation with a well fitted bathroom, a comprehensive kitchen to the ground floor with doors overlooking the landscaped rear garden. Additionally, it is double glazed throughout and has gas central heating.

2 BEDROOMS; UPSTAIRS FIRST FLOOR BATHROOM; INTERCOMMUNICATING LOUNGE AND DINING ROOM; WELL FITTED KITCHEN; GAS CENTRAL HEATING; UPVC DOUBLE GLAZING; ATTRACTIVE LANDSCAPED PRIVATE SOUTH BACKING REAR GARDENS

Storm porch. UPVC double glazed front door with leaded light detail to :

ENTRANCE HALL :

LOUNGE / DINING ROOM : 23’3 x 11’.

Sitting Area :
Fireplace and wood burning stove with beam above. Boxed radiator/ Meter cupboard with consumer box. TV point. Arch to :
**Dining Area:**
Contemporary vertical radiator. Double UPVC double glazed French doors to south backing terrace and garden. Understairs cupboard with shelving.

**KITCHEN : 11'4 x 7'3.**
Comprehensively fitted with one and a half bowl single drainer stainless steel sink unit with mixer taps. Cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built-in Neff glass and stainless steel fronted oven with four ring gas hob and extractor hood. Worcester gas fired central heating boiler. Window overlooking garden and UPVC double glazed door to garden.
FIRST FLOOR LANDING:
BEDROOM 1: 13'6 x 10'.

BEDROOM 2: 10'10 x 8'6.
Fireplace with cast-iron centre. Double radiator.

BATHROOM:
EXTERIOR:
FRONT GARDENS:
Wall. Path to the front door. Wrought iron gate.

REAR GARDENS:
South backing and beautifully landscaped with black brick and paved terrace and raised decking with step path. Lawns. Raised flowerbeds. Large timber garden shed. Small timber garden shed enclosed and private. Outside lights.

EPC RATING: TBC

NOTE:
All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.